

**MINUTES OF REGULAR MEETING
OF
GREENSBORO PLANNING BOARD
DECEMBER 15, 2004**

The Greensboro Planning Board met in regular session on Wednesday, December 15, 2004 at 2:00 p.m., in the City Council Chambers, 2nd floor, Melvin Municipal Office Building. Board members present were Chair Patrick Downs, J.P. McIntyre, Alan Pike, Stephen Marks, John Rhodes, Julius Koonce, and Michael Fox. Planning staff members present were Dick Hails, Planning Director, Alec MacIntosh and Ricky Hurley.

Chair Downs called the meeting into session.

APPROVAL OF MINUTES OF THE NOVEMBER 17, 2004 REGULAR MEETING.

Mr. McIntyre moved approval of the minutes of the November 17, 2004 regular meeting as submitted, seconded by Mr. Marks. The Board voted 7-0 in favor of the motion. (Ayes: Downs, McIntyre, Pike, Marks, Rhodes, Koonce, Fox. Nays: None.)

ANNEXATION PETITIONS:

A. PROPERTY OF FELLOWSHIP HALL AT 5140 DUNSTAN ROAD – 100.85-ACRE SATELLITE ANNEXATION. (RECOMMENDED)

Mr. MacIntosh stated that a utility agreement and annexation petition covering about three fourths of this property was reviewed and recommended by the Planning Board in August. Subsequently Fellowship Hall's attorney made us aware that they owned additional land, and a regular annexation petition has now been submitted on all their property. This property is about a mile driving distance from the primary city limits, but it lies closer to the center of town than do the Reedy Fork development and the industrial area near Bryan Park, both already inside the city limits. The property is occupied by a treatment center and some houses. A water line has been constructed to this property by the owner. A new City lift station for sewer has been installed about a mile to the south. This property drains in that direction, but via annexation the City does not assume any obligation to construct a sewer line to this property. Provision of other City services would be similar to their provision to the already-annexed properties farther out. The property is within the Tier 1 Growth Area as identified in the Greensboro Comprehensive Plan. The Technical Review Committee (TRC) recommended the annexation.

Mr. Pike moved to recommend this annexation to City Council, seconded by Mr. Marks. The Board voted 7-0 in favor of the motion. (Ayes: Downs, McIntyre, Koonce, Rhodes, Fox, Pike, Marks. Nays: None.)

B. PROPERTIES OF PIERRE A. AND CAROLYN E. GORIA, TRUCK AND TRAILER SALES, INC., GLADYS M. SEARS, AND THE GST MARITAL TRUST AND THE NON-GST MARITAL TRUST CREATED UNDER THE PERCY H. SEARS REVOCABLE TRUST DATED 9/29/92, SOUTH OF INTERSTATE 40 BETWEEN YOUNG'S MILL ROAD AND MCCONNELL ROAD – 145.7-ACRE SATELLITE ANNEXATION. (RECOMMENDED)

Mr. MacIntosh stated that this property lies east of one previous satellite annexation and west of several others. It is within the Tier 1 Growth Area. The property now contains only 2 houses. Original zoning applications have been filed for 11 acres of commercial along McConnell Road, 101 acres of industrial west and south of that, and 34 acres of single family residential east of Young's Mill Road. There is a City water line in Young's Mill Road. A sewer line would have to be extended by the developer to link this property to the City lift station about a mile to the south. The provision of other City services should be comparable to their provision to the previous satellite annexation on Perth Place about 1,000 feet west of this annexation. The Fire Department wished to call to the Board's and City Council's attention that once the now-largely-vacant properties in the series of satellite annexations in the Young's Mill Road-McConnell Road-Mt. Hope Church Road area have significant development, this will put substantial pressure on fire services, meaning we will need to look very closely at providing for additional resources to serve this area. The TRC recommended the annexation.

Mr. MacIntosh and Mr. Hails answered several questions posed by Board members, particularly concerning sewer service and fire protection to the area. One suggestion was to continue the item until next month when representatives of the Fire Department could be present to answer questions.

Charlie Melvin, Esq., 300 North Greene Street, represented the petitioner for this annexation. He noted that the Board's review is just one step in a long process when property of this nature is put together and development plans are assembled. Clearly the Fire Department is laying a foundation here, looking to new facilities. The development of the eastern part of our City and County is something that the City has been facilitating and urging with extension of water and sewer, etc. He requested that the Board send this petition on to City Council with whatever caveats that the Board would feel that it should include in its recommendation.

Mr. Hails said staff would be glad to arrange a presentation that touches on what advance planning, construction and funding lead time is typically required for a new fire station, as well as specifics about response times, and if they are goals or mandates.

Mr. Pike moved recommendation of this annexation petition with language that the Planning Board expresses its concern that the Council closely examine the adequacy of fire service to this site at the time of construction. Mr. McIntyre seconded the motion.

Chair Downs said there was a fine line between calling it a condition and expressing it as a concern. He appreciates Mr. Melvin's concern, and what this Board can do is throw up a yellow flag on this one. He was comfortable with either of these options.

Chair Downs called for a vote on the motion on the floor. The Board voted 6-1 in favor of the motion. (Ayes: Downs, McIntyre, Pike, Marks, Rhodes, Fox. Nays: Koonce.)

Mr. Fox recommended that staff have someone from the Fire Department available for thorough discussion at the City Council level. Also, if staff should see something in the future from one of the administrative departments on an annexation where they raise some question, staff should go ahead and follow up with them so that if questions are raised by the Board, the Board will not have to delay and can make a decision on that date.

C. PROPERTY OF CLAY REDDING AT 3732 DESMOND DRIVE AND NORTH END OF CHICORY LANE – 22.51-ACRE SATELLITE ANNEXATION. (RECOMMENDED)

Mr. MacIntosh said the north and east sides of this property abut a larger satellite annexation becoming effective January 31. It also lies near two other previous satellite annexations. The property is within the Tier 1 Growth Area. It is now occupied only by two manufactured dwellings (mobile homes), probably vacant, and some abandoned farm buildings. This property is proposed for developed with a mix of single family and multifamily residential. Development of housing on the previously-approved annexations will involve extension of water and sewer lines to this property. The provision of other City services would be comparable to their provision to the previous satellite annexations nearby. The TRC recommended the annexation.

Mr. Rhodes moved recommendation of this annexation petition, seconded by Mr. Marks. The Board voted 7-0 in favor of the motion. (Ayes: Downs, McIntyre, Rhodes, Fox, Marks, Koonce, Fox. Nays: None.)

D. PROPERTY OF SUTTON OAKS, LLC, SOUTH OF SUTTONWOOD DRIVE – 31.45-ACRE CONTIGUOUS ANNEXATION. (RECOMMENDED)

E. PROPERTY OF MOSES H. CONE MEMORIAL HOSPITAL AT 5815 AND 5817 HIGH POINT ROAD – 6.281-ACRE SATELLITE ANNEXATION. (RECOMMENDED)

Mr. MacIntosh stated that at last month's meeting, the Board reviewed and recommended approval of a regular satellite annexation petition on a property about 2,000 feet southwest of this property. Staff informed the Board then that it would bring to them this month several utility agreement and annexation petitions lying between the present city limits and last month's property.

The Sutton Oaks property abuts the primary city limits on its northwest side. The property is within the Tier 1 Growth Area. It is vacant at present and is proposed for a single-family development at low density. The developer is extending water and sewer lines to the property. The provision of other City services would be comparable to their provision to the Adams Farm development to the northwest.

The other annexation petition covers two existing medical office buildings on High Point Road, both already connected to City water and sewer. The TRC recommends approval on both these utility agreement and annexation petitions.

Mr. Pike moved recommendation of the annexation petition of Sutton Oaks, LLC., seconded by Mr. Marks. The Board voted 7-0 in favor of the motion. (Ayes: Downs, McIntyre, Koonce, Fox, Pike, Rhodes, Marks. Nays: None.)

Mr. Pike moved recommendation of the annexation of the property of Moses H. Cone Memorial Hospital, seconded by Mr. Rhodes. The Board voted 7-0 in favor of the motion. (Ayes: Downs, McIntyre, Koonce, Fox, Pike, Rhodes, Marks. Nays: None.)

ITEMS FROM THE DEPARTMENT:

A. CORRECTION IN PETITION SIGNERS ON PARKLAND DRIVE STREET CLOSING FROM LAST MONTH.

Mr. MacIntosh said that before last month's meeting, he had been given information that this street closing petition had been signed by the owners of all abutting properties. He later discovered that the

owner of one property had not signed. The owner of all the other property (the vast majority of the street frontage) had signed the petition. The property owner who has not signed has existing driveways out onto Guilford College Road and appears to be making no use whatsoever of the "paper street" along the side line. This property owner did receive a mailed notice before last month's Planning Board meeting. Staff has had no subsequent contact from that property owner.

B. JOINT MEETING WITH ZONING COMMISSION ON JANUARY 19, AT THE PLANNING BOARD'S REGULAR MEETING TIME.

Mr. Hails noted that the Board will have its second joint meeting with the Zoning Commission in January on the Board's regular meeting date. There is a single case for the joint hearing. He brought to the attention of the Board the importance of trying very hard not to delve into zoning level detail in its deliberations, questions and discussion. There has been some limited discussion on City Council that some members thought the process was fairly inefficient and are asking staff to bring them information on possible alternatives to the joint hearing. He said this Board had a particular burden in this regard in sitting there and hearing a lot of details of the zoning case and then being asked to pull back and look at the more general Comp Plan issues associated with the item.

Chair Downs said the Planning Board's role is to look at the macro planning issues, that being whether new designations make sense vis-à-vis the other designations. He feared that insofar as the Board goes into zoning level issues, we do ourselves harm as a Board.

Mr. Pike left the meeting at 3:22 p.m.

APPROVAL OF ABSENCES:

Mr. McIntyre moved approval of the absence of Mr. Hall and Mr. Bryson, seconded by Mr. Koonce. The Board voted 7-0 in favor of the motion (Ayes: Downs, McIntyre, Rhodes, Fox, Koonce, Marks, Pike. Nays: None.)

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There being no further business before the Board, the meeting was adjourned at 3:33 p.m.

Respectfully submitted,

Richard W. Hails, AICP
Planning Director

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